

# \$229,000 - 1110, 76 Cornerstone Passage Ne, Calgary

MLS® #A2209023

**\$229,000**

1 Bedroom, 1.00 Bathroom, 393 sqft

Residential on 0.00 Acres

Cornerstone., Calgary, Alberta

Whether you're a first-time buyer or savvy investor, this ground-level 1 bedroom, 1 bathroom unit at The Legends of Cornerstone offers unbeatable value and immediate possession. With low monthly condo fees of just \$236.16 â€” including all utilities except electricity and cable â€” this unit has already delivered positive cash flow for its current owners. The open-concept layout of functional space, complete with a north-facing balcony that stays cool in summer and includes a gas line for BBQs. The titled above-ground parking stall faces 128th Ave, and additional secure storage is included underground in Building 2000 (Locker #1110, through the â€œLegends #7â€• door). Residents enjoy access to premium amenities such as a pet spa, fitness centre with yoga and spin studios, a theater room, kids and adult play areas, and a beautifully maintained community garden. Ample visitor parking adds convenience for guests or future tenants, making this home both a lifestyle upgrade and a solid long-term investment opportunity in one of NE Calgaryâ€™s most desirable and growing communities.

Built in 2019

## Essential Information

MLS® #                   A2209023

Price                     \$229,000



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	393
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	1110, 76 Cornerstone Passage Ne
Subdivision	Cornerstone.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0Y5

### **Amenities**

Amenities	Community Gardens, Elevator(s), Fitness Center, Parking, Party Room, Recreation Room, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall, Titled

### **Interior**

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4
Basement	None

### **Exterior**

Exterior Features	BBQ gas line, Covered Courtyard
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame

Foundation            Poured Concrete

### **Additional Information**

Date Listed            April 8th, 2025

Days on Market        13

Zoning                 M-1

HOA Fees               53

HOA Fees Freq.       ANN

### **Listing Details**

Listing Office           Real Broker

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